

RESOLUTION NO. _ 12-25

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA APPROVING THE FINAL DECISION OF THE PLANNING AND ZONING BOARD, DECISION NO. 12-01 THAT GRANTED ADJUSTMENTS ON CONDITION THAT THE SIDE DOOR LEADING TO THE TERRACE BE REPLACED WITH A DOUBLE FRENCH DOOR AND ALL IMPROVEMENTS BUILT WITHOUT THE BENEFIT OF A BUILDING PERMIT BE LEGALIZED WITHIN 180 DAYS FROM THE EFFECTIVE DATE OF THIS RESOLUTION, ON PROPERTY LOCATED AT **630 EAST 53 STREET, HIALEAH, FLORIDA**; AND PROVIDING FOR AN EFFECTIVE DATE.

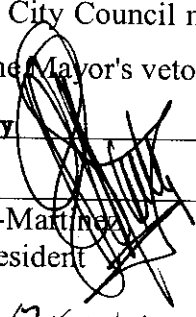
WHEREAS, the Planning and Zoning Board, at its regular meeting of February 8, 2012 entered a final decision, Decision No. 12-01, subject to review by the Hialeah City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The Mayor and the City Council of the City of Hialeah, Florida hereby approve Final Decision 12-01 granting an adjustment of 15.85 feet, as to the rear setback, where 20 feet are required, for an existing addition built without the benefit of a building permit, on condition that the side door leading to the terrace be replaced with double french doors and all improvements built without the benefit of a building permit be legalized within 180 days from the effective date of this resolution. The property located at 630 East 53 Street, Hialeah, Florida, zoned R-1 (One Family District).

Section 2: This resolution shall become effective upon signature of the Mayor of the City of Hialeah, Florida or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

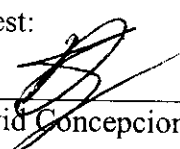
PASSED AND ADOPTED this 28th day of February, 2012.



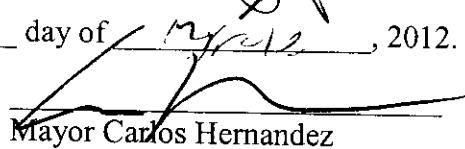
Isis Garcia-Martinez
Council President

Attest:

Approved on this 7 day of March, 2012.

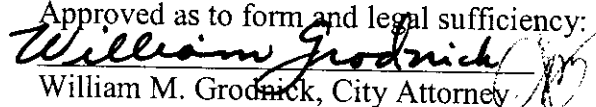


David Concepcion, City Clerk



Mayor Carlos Hernandez

Approved as to form and legal sufficiency:



William M. Grodnick, City Attorney

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Resolution was adopted by a 5-0 vote with Councilmembers, Caragol, Casals-Munoz, Gonzalez, Hernandez and Lozano voting "Yes". Councilmembers Cue-Fuente and Garcia Martinez absent.



CFN 2013R0369772
 OR Bk 28623 Pg 23251 (1pg)
 RECORDED 05/10/2013 07:53:16
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Prepared by: City of Hialeah
 Planning and Zoning Division
 501 Palm Avenue, Second Floor
 Hialeah, Florida 33010

DECLARATION OF USE
 (Single Family Residence)

Re: **FINAL DECISION**

(I) (We), as owner(s) of the property herein identified, hereby agree and bind (myself) (ourselves) and (my) (our) successors, as follows:

The below-described property shall only be used as a single family residence. No addition or improvement will change the use of the property as a single family residence. There will be only one kitchen on the premises in accordance with the R-1 (One Family District) zoning regulations. (I) (We) will voluntarily allow access inside the premises, to a City of Hialeah inspector, upon reasonable notice, for the sole purpose of compliance with provisions of this Declaration of Use.

Property located at 351 E 17th ST, Hialeah, Florida.
 Lot 19 Block 104 of HIA 3rd Addn Subdivision, as recorded in Plat Book
T, Page 86 of the Public Records of Miami-Dade County, Florida. Folio
 No.: 04-3107-018-0180

It is agreed that this declaration shall be a covenant running with the land, and shall remain in full force and effect until such time as the same may be released in writing by the City of Hialeah.

Witness Signature
ISRAEL ALVAREZ

Print/Type Witness Name
8547 GLENCAIRN TER

Address of Witness
MIAMI LAKES FL 33016

Witness Signature

Print/Type Witness Name

Address of Witness

Owner's Signature
FARZANA MERCHANT

Print/Type Owner's Name
351 E 17 ST NEA

Address of Owner

Owner's Signature

Print/Type Owner's Name

Address of Owner

STATE OF FLORIDA
 COUNTY OF Miami-Dade

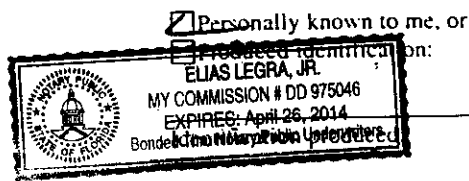
I HEREBY CERTIFY that on this 4 day of DEC, 2012, before me, an officer duly authorized in the State of Florida and in the County of Miami-Dade, to take acknowledgments, personally appeared FARZANA MERCHANT and , to me known to be the person(s) described herein and who executed the foregoing instrument, and he/she/they acknowledged before me, under oath, that he/she/they executed same.

WITNESS my hand and official seal this 4 day of DEC, 2012.

[Signature]
 Notary Public, State of Florida

ELIAS LEGRA

(Name of Notary Public: Print, Stamp, or Type as Commissioned)



☒ Personally known to me, or
☐ Produced identification on:

ELIAS LEGRA, JR.
 MY COMMISSION # DD 975046
 EXPIRES: April 26, 2014

☐ DID take an oath
☐ DID NOT take an oath